

**PB# 83-12**

**McPhillips & Lumley**

The Chicago /Lumley Lot line 83-12

Williamson Law Book Co., Rochester, N. Y. 14503

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

MARION S. MURPHY

County Clerk

Tel. (914) 294-5151

Date June 23, 1983

Chairman of Planning Board

Town of New Windsor

Dear Mr. VanLeeuwen :

In compliance with the Town Planning Law, this is to notify  
you that the Plan of Subdivision for McPhillips & Lumley

, Town of New Windsor

dated April 21, 1983 and approved by you on May 11, 1983

was filed in our office on June 1, 1983 as Map number 6243.

With kindest regards, I am

Very truly yours,

Marion S. Murphy  
County Clerk

By: John L. Clement  
Acting Deputy County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

Date Received \_\_\_\_\_  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Date: 4/27/83

PROPERTY LINE CHANGE

1. Name of subdivision ALBERT & JOSEPHINE McPHILLIPS & THOMAS & CAROL LUMLEY  
A. R. SPARACO JR. PLS
2. Name of applicant AGENT FOR McPHILLIPS & LUMLEY Phone 357-3522 236-7204  
Address RR #1 Box 229B BRIARWOOD LA. MARLBORO N.Y. 12542  
(Street No. & Name) (Post Office) (State) (Zip Code)  
ALBERT & JOSEPHINE McPHILLIPS  
3. Owner of record THOMAS & CAROL LUMLEY Phone 561-4139  
Address 174 CAESAR'S LANE NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor A. R. SPARACO JR Phone 357-3522 236-7204  
Address RR #1 Box 229B BRIARWOOD LA MARLBORO N.Y. 12542  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney PETER NEUMAN Phone 562-4440  
GIDNEY  
Address & FULLERTON AVE NEWBURGH N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the NORTH side of CAESAR'S LANE  
(Street)  
OPPOSITE  
\_\_\_\_\_ feet \_\_\_\_\_ of BUTTERMILK DRIVE  
(direction)
7. Total Acreage 1.2 Zone R4 Number of Lots 2 EXISTING
8. Tax map designation: Section 47 Lot(s) BLK 1 , 19 AND 21
9. Has this property, or any portion of the property, previously been subdivided NO.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section 47 Block(s) 1 Lot(s) 19 AND 21

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : ss.:-

I, ALBERT R. SPARAO JR, hereby depose and say that  
all the above state ments and the statements contained in the papers submitted herewith  
are true.

Albert Sparao Jr  
Mailing Address RR#1 Box 229B  
BRIARWOOD LANE MARLBORO N.Y.

SWORN to before me this

27<sup>th</sup> day of April, 1983

Pauline G. Townsend  
NOTARY PUBLIC

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My commission expires Mar. 30, 1985

AFFIDAVIT OF OWNERSHIP

State of New York  
County of Rockland

I, Albert R. Sparaco, Jr. duly sworn, depose and say that I reside at Briarwood Lane, Marlboro, N. Y. in the County of Ulster, in the State of New York, and that I am the agent for owners in fee of all that certain lots, pieces or parcels of land situated, lying and being in the Town of New Windsor aforesaid and designated as follows:

Thomas D. & Carol W. Lumley as owners of Tax Lot 21 in Section 47 of the New Windsor Tax Map and that the lot was acquired on June 15, 1981 and the ownership is recorded in the Orange County Clerk's office liber 2195 page 710.

There are no contract purchases.

Albert R. & Josephine M. McPhillips as owners of Tax Lot 19 in Section 47 of the New Windsor Tax Map and that the lot was acquired on November 30, 1972 and the ownership is recorded in the Orange County Clerk's office liber 1933 page 555.

The contract purchaser of tax lot # 19 is:

Antonio & Connie Perez

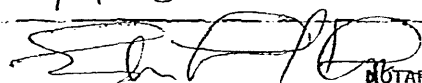
79 Sycamore Gardens

New Windsor, N. Y.

Sworn to before me this ~~29th~~

29<sup>th</sup> day of April,

1983



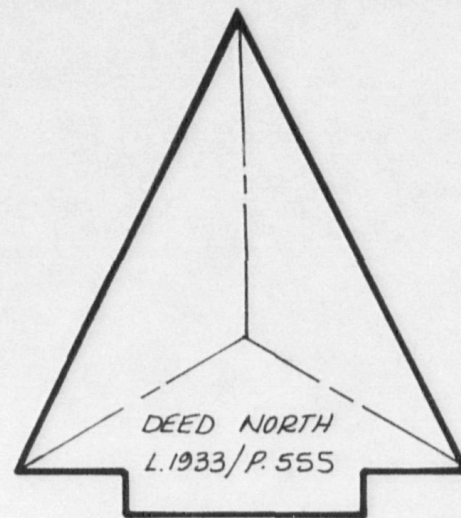
EDWIN L. WHITMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Qualified in Rockland County  
My Commission Expires March 30, 1984

Signed: 

Albert R. Sparaco, Jr. as  
agent for Lumley, McPhillips  
& Perez



1. BEING LOTS 19 AND 21 IN BLOCK 1 AS SHOWN ON SECTION 47 OF THE TOWN OF NEW WINDSOR TAX MAPS.
2. RECORD OWNERS:  
LOT 19: ALBERT & JOSEPHINE McPHILLIPS (L.1933/P.555)  
RD#2 ROUTE 300  
WALKILL N.Y.  
LOT 21: THOMAS & CAROL LUMLEY (L.2195/P.710)  
174 CAESAR'S LANE  
NEW WINDSOR, N.Y.
3. ZONE: R4 - THESE LOTS ARE EXISTING.
4. THIS MAP HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 230K OF THE GENERAL MUNICIPAL LAW.
5. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE N.Y. STATE EDUCATION LAW.



VICINITY MAP

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 5/11/83  
BY *[Signature]*

HENRY P. VAN LEEUWEN  
CHAIRMAN

PROPERTY LINE CHANGE PREPARED FOR  
ALBERT R. & JOSEPHINE M. THOMAS D. & CAROL W.  
**McPHILLIPS AND LUMLEY**  
TOWN OF NEW WINDSOR • ORANGE COUNTY • NEW YORK  
SCALE: 1" = 30'  
APRIL 21, 1983



A. R. SPARACO, JR., P.E.S.  
SURVEYORS & PLANNERS  
MARLBORO & SUFFERN, NY

ALBERT R. SPARACO JR. LIC. #46565